HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kelowna CMA

Date Released: June 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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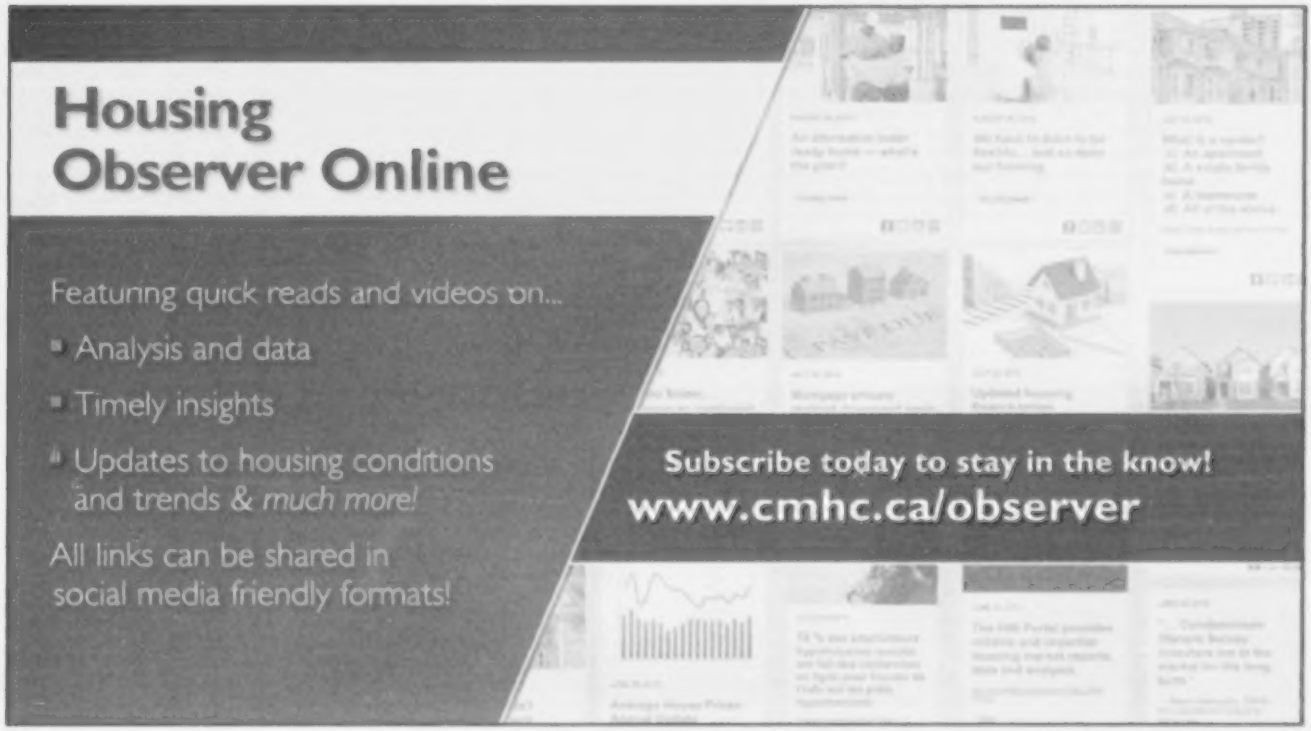
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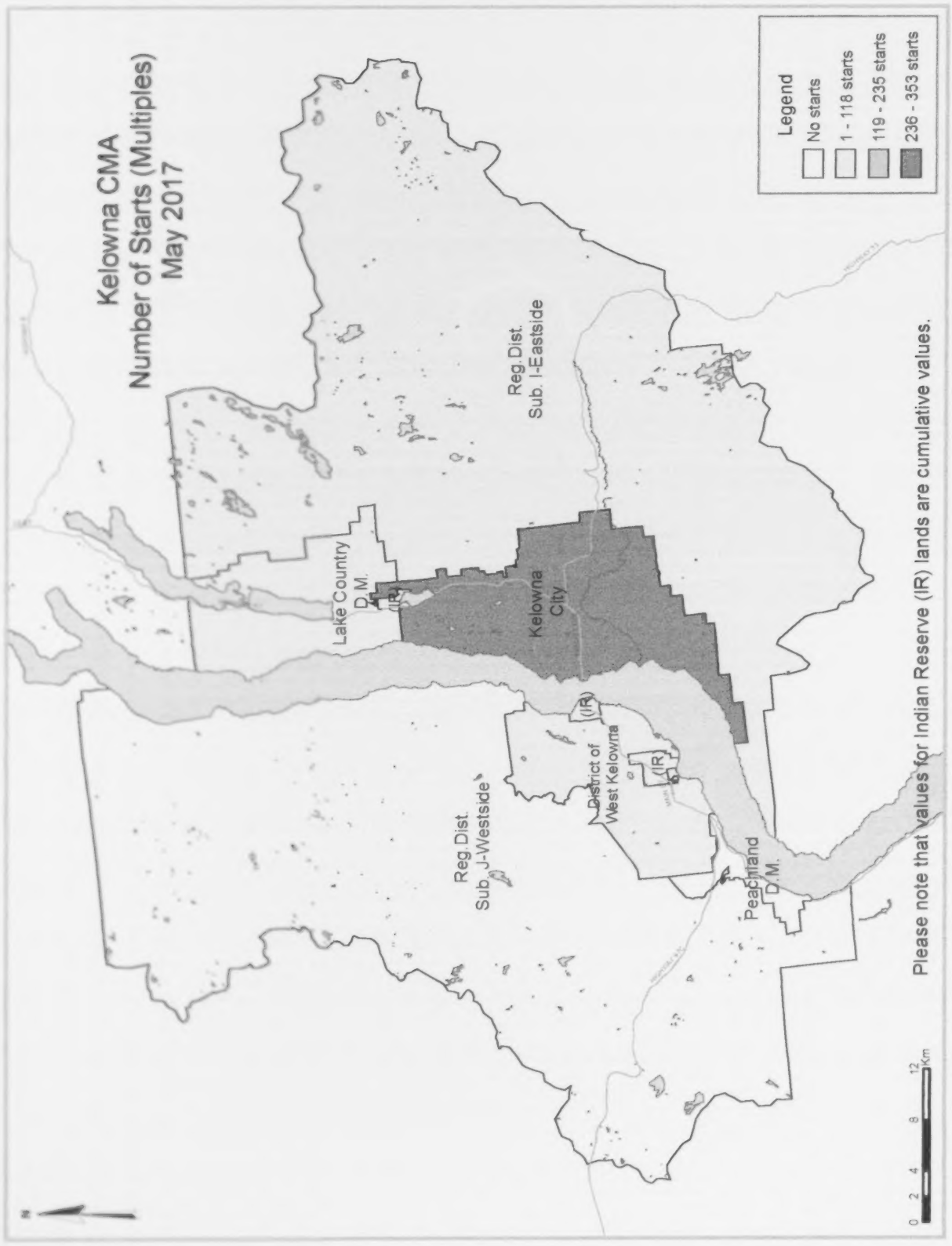
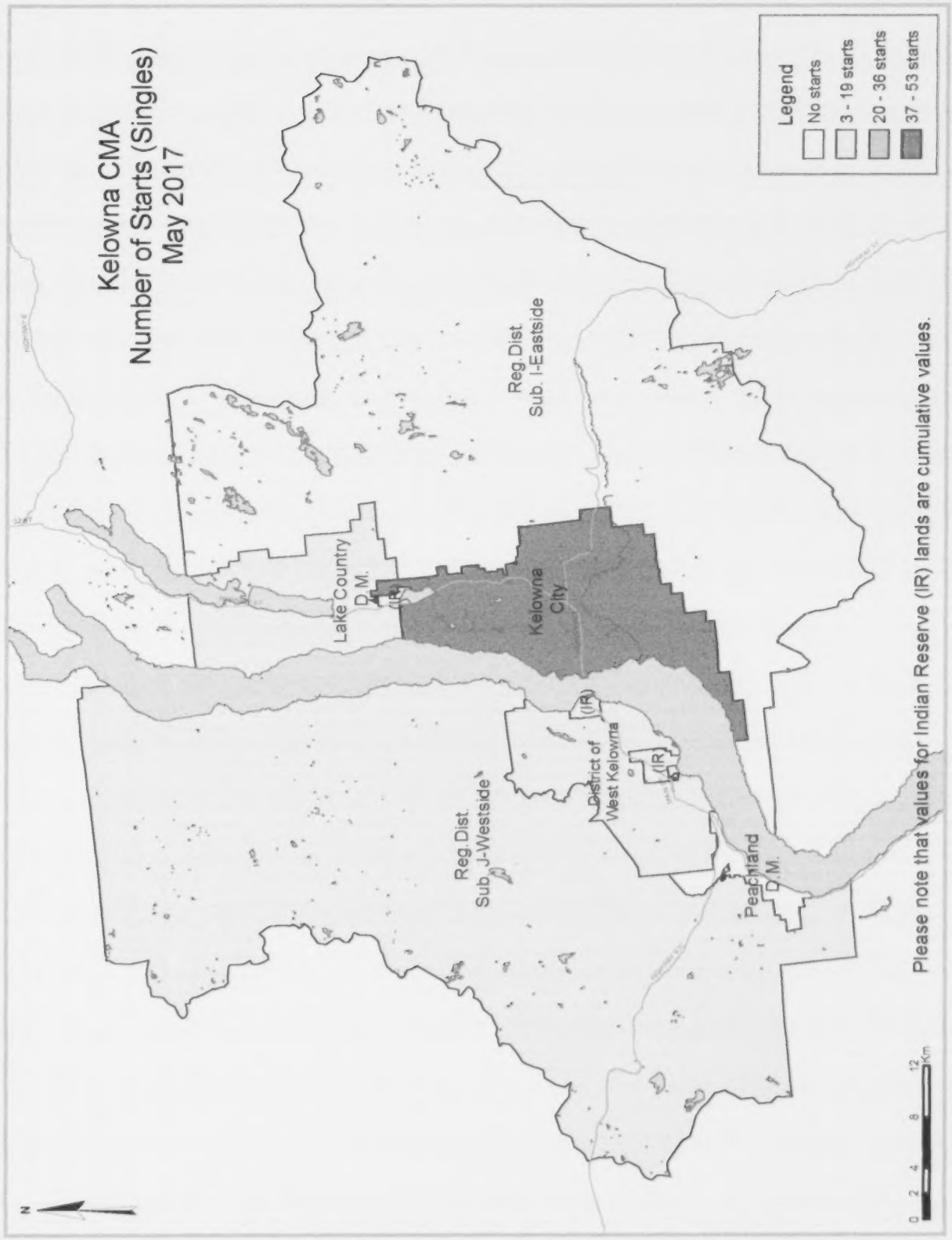
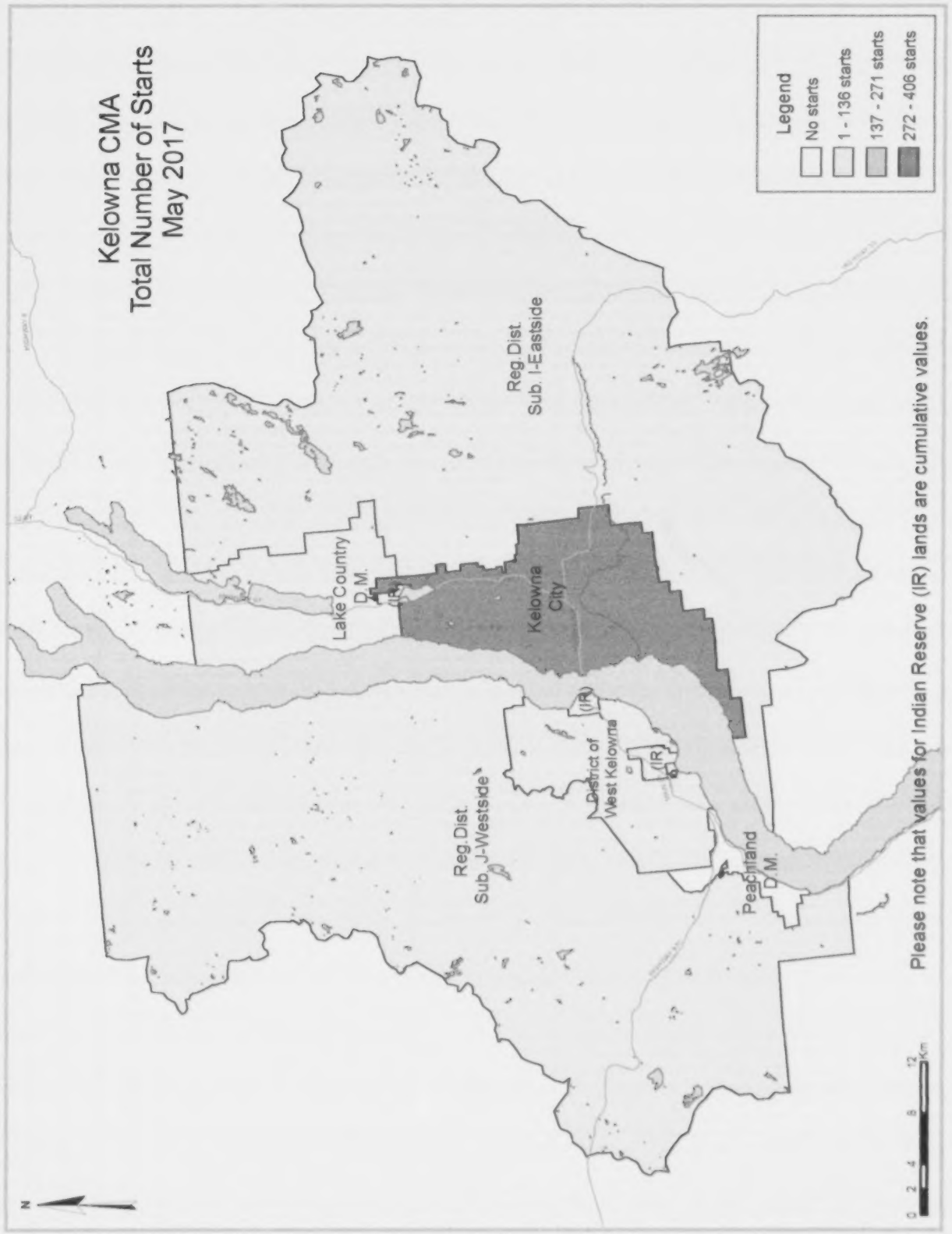
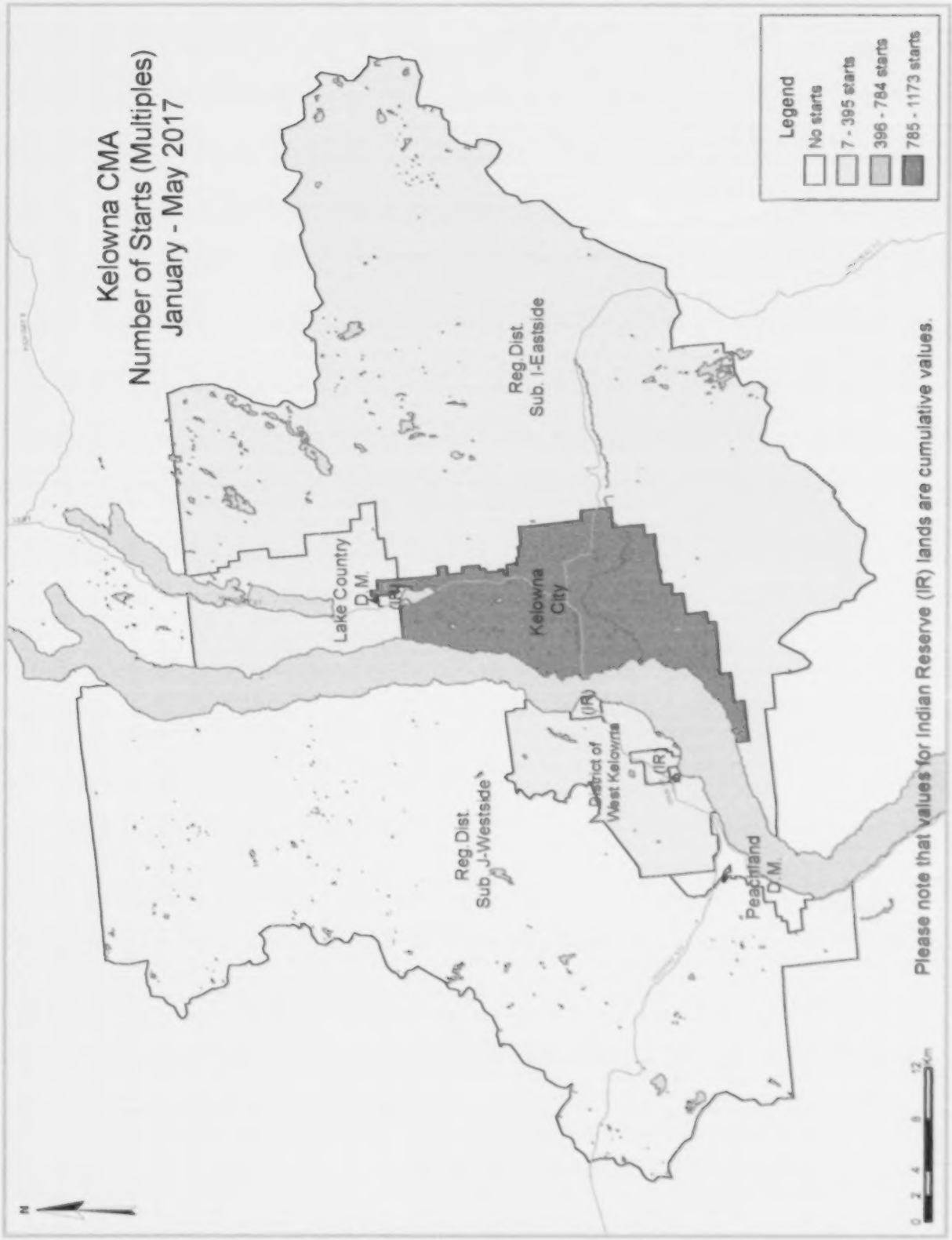
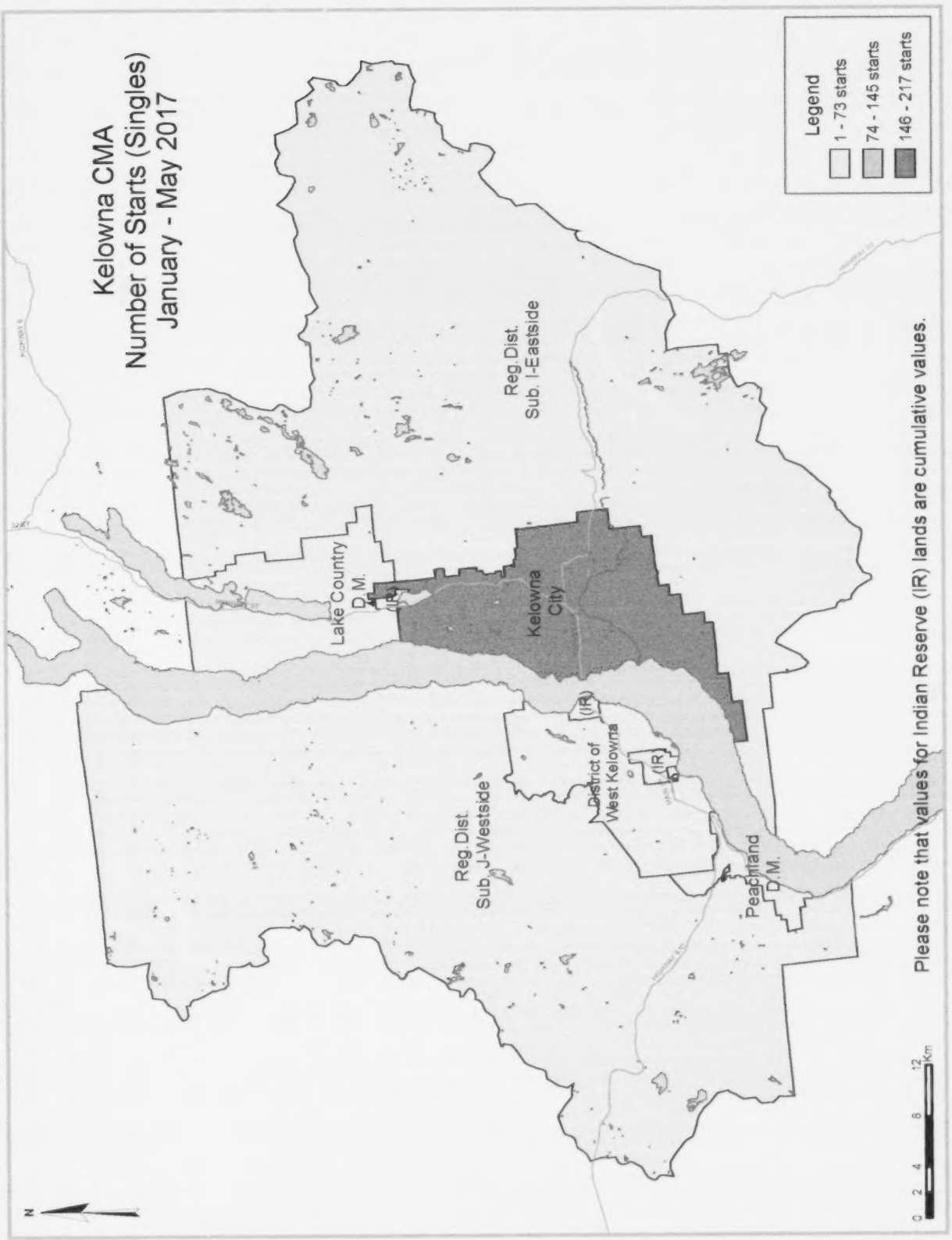
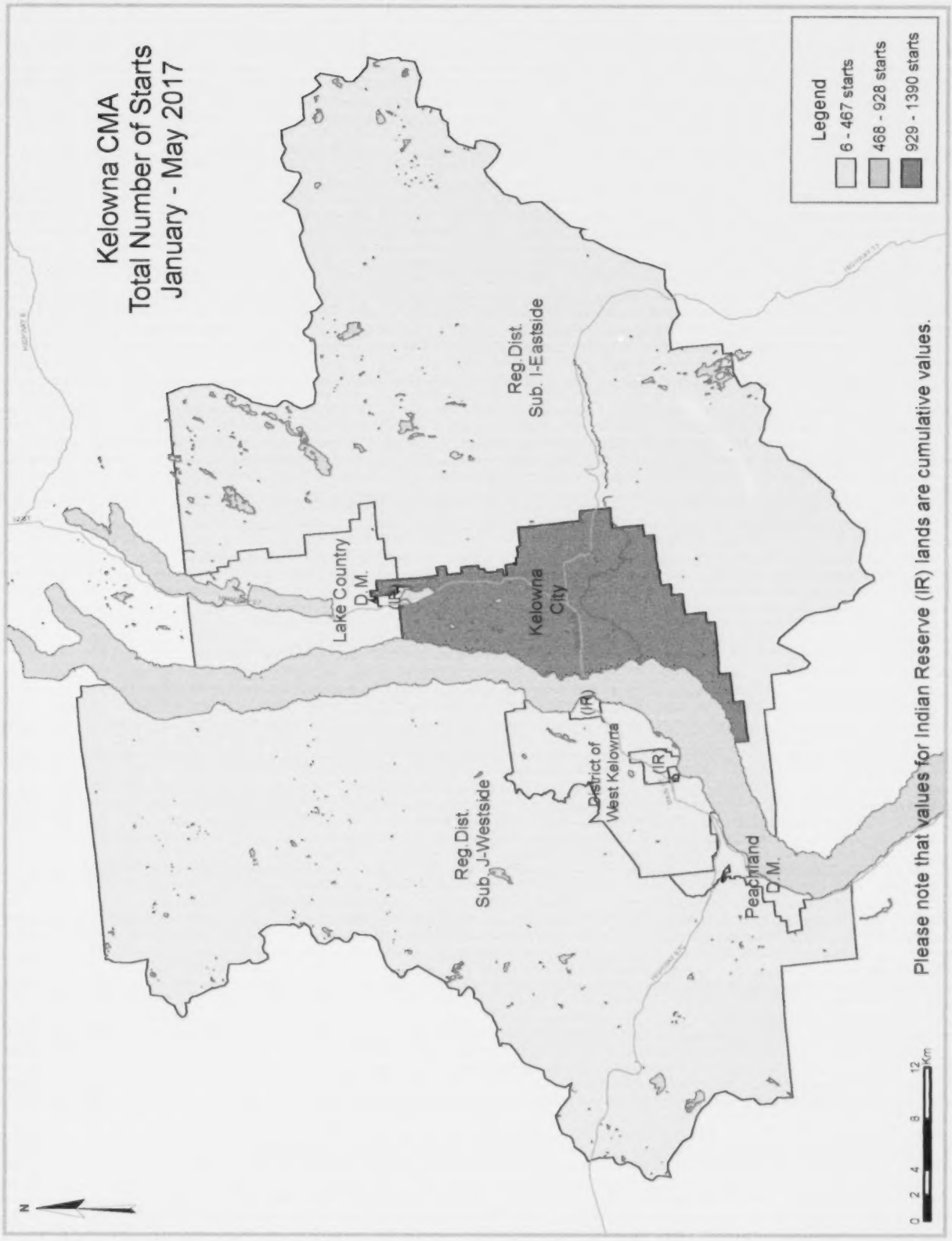

Kelowna CMA
Number of Starts (Multiples)
May 2017
Legend
No starts
1 - 118 starts
119 - 235 starts
236 - 353 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Singles)
May 2017
Legend
No starts
3 - 19 starts
20 - 36 starts
37 - 53 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
May 2017
Legend
No starts
1 - 136 starts
137 - 271 starts
272 - 406 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Multiples)
January - May 2017
Legend
No starts
7 - 395 starts
396 - 784 starts
785 - 1173 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12
km


Kelowna CMA
Number of Starts (Singles)
January - May 2017
Legend
1 - 73 starts
74 - 145 starts
146 - 217 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
January - May 2017
Legend
6 - 467 starts
468 - 928 starts
929 - 1390 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2017		
Kelowna CMA[1]	April 2017	May 2017
Trend[2]	3,355	4,036
SAAR	4,803	5,600
	May 2016	May 2017
Actual		
May - Single-Detached	64	91
May - Multiples	155	375
May - Total	219	466
January to May - Single-Detached	241	370
January to May - Multiples	635	1,274
January to May - Total	876	1,644

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kelowna CMA
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2017	82	4	0	4	37	0	5	334	466
May 2016	59	6	0	1	31	111	4	7	219
% Change	39.0	-33.3	n/a	**	19.4	-100.0	25.0	**	112.8
Year-to-date 2017	346	26	15	11	107	208	13	918	1,644
Year-to-date 2016	224	24	0	2	115	144	15	352	876
% Change	54.5	8.3	n/a	**	-7.0	44.4	-13.3	160.8	87.7
UNDER CONSTRUCTION									
May 2017	724	78	20	52	250	923	28	1,069	3,144
May 2016	476	54	0	2	267	326	25	470	1,620
% Change	52.1	44.4	n/a	**	-6.4	183.1	12.0	127.4	94.1
COMPLETIONS									
May 2017	38	4	0	8	23	0	3	7	83
May 2016	41	20	0	0	39	0	3	29	132
% Change	-7.3	-80.0	n/a	n/a	-41.0	n/a	0.0	-75.9	-37.1
Year-to-date 2017	172	26	0	13	75	0	25	103	414
Year-to-date 2016	218	56	0	0	88	138	30	101	631
% Change	-21.1	-53.6	n/a	n/a	-14.8	-100.0	-16.7	2.0	-34.4
COMPLETED & NOT ABSORBED									
May 2017	58	1	0	2	22	0	n/a	n/a	83
May 2016	85	16	0	0	22	0	n/a	n/a	123
% Change	-31.8	-93.8	n/a	n/a	0.0	n/a	n/a	n/a	-32.5
ABSORBED									
May 2017	38	4	0	7	14	0	n/a	n/a	63
May 2016	47	15	0	0	40	0	n/a	n/a	102
% Change	-19.1	-73.3	n/a	n/a	-65.0	n/a	n/a	n/a	-38.2
Year-to-date 2017	179	31	0	12	91	0	n/a	n/a	313
Year-to-date 2016	217	54	0	0	107	149	n/a	n/a	527
% Change	-17.5	-42.6	n/a	n/a	-15.0	-100.0	n/a	n/a	-40.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
May 2017	46	0	0	3	23	0	4	330	406
May 2016	31	2	0	0	27	111	3	6	180
Lake Country D.M.									
May 2017	13	0	0	0	8	0	0	1	22
May 2016	5	0	0	0	0	0	0	1	6
District of West Kelowna									
May 2017	14	2	0	1	6	0	1	2	26
May 2016	9	0	0	1	0	0	1	0	11
Peachland D.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	3	2	0	0	4	0	0	0	9
Reg. Dist. Sub. J - Westside									
May 2017	3	0	0	0	0	0	0	0	3
May 2016	3	0	0	0	0	0	0	0	3
Reg. Dist. Sub. I - Eastside									
May 2017	0	0	0	0	0	0	0	1	1
May 2016	1	0	0	0	0	0	0	0	1
First Nations									
May 2017	6	2	0	0	0	0	0	0	8
May 2016	7	2	0	0	0	0	0	0	9
Kelowna CMA									
May 2017	82	4	0	4	37	0	5	334	466
May 2016	59	6	0	1	31	111	4	7	219

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
May 2017	377	30	5	21	130	890	21	1,021	2,495
May 2016	230	26	0	1	171	293	21	448	1,190
Lake Country D.M.									
May 2017	119	4	0	7	39	0	3	29	201
May 2016	86	6	0	0	26	0	3	15	136
District of West Kelowna									
May 2017	144	6	0	21	63	33	3	18	288
May 2016	66	2	0	1	43	33	1	7	153
Peachland D.M.									
May 2017	20	0	0	2	4	0	0	0	26
May 2016	23	2	0	0	4	0	0	0	29
Reg. Dist. Sub. J - Westside									
May 2017	31	0	0	1	0	0	0	0	32
May 2016	37	0	0	0	0	0	0	0	37
Reg. Dist. Sub. I - Eastside									
May 2017	4	6	0	0	14	0	1	1	26
May 2016	5	6	0	0	0	0	0	0	11
First Nations									
May 2017	29	32	15	0	0	0	0	0	76
May 2016	29	12	0	0	23	0	0	0	64
Kelowna CMA									
May 2017	724	78	20	52	250	923	28	1,069	3,144
May 2016	476	54	0	2	267	326	25	470	1,620

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
May 2017	15	2	0	3	17	0	3	3	43
May 2016	14	2	0	0	35	0	3	25	79
Lake Country D.M.									
May 2017	7	0	0	4	0	0	0	1	12
May 2016	11	6	0	0	0	0	0	2	19
District of West Kelowna									
May 2017	8	0	0	1	4	0	0	3	16
May 2016	8	0	0	0	0	0	0	1	9
Peachland D.M.									
May 2017	2	0	0	0	0	0	0	0	2
May 2016	1	0	0	0	4	0	0	0	5
Reg. Dist. Sub. J - Westside									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	1	0	0	0	0	0	0	1	2
Reg. Dist. Sub. I - Eastside									
May 2017	1	2	0	0	2	0	0	0	5
May 2016	0	4	0	0	0	0	0	0	4
First Nations									
May 2017	5	0	0	0	0	0	0	0	5
May 2016	6	8	0	0	0	0	0	0	14
Kelowna CMA									
May 2017	38	4	0	8	23	0	3	7	83
May 2016	41	20	0	0	39	0	3	29	132

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kelowna CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	686	90	0	54	313	516	45	492	2,196
% Change	13.4	-23.7	n/a	**	18.1	**	104.5	168.9	71.6
2015	605	118	0	1	265	86	22	183	1,280
% Change	-3.8	-11.3	n/a	-96.0	38.0	-37.7	-63.9	37.6	-2.4
2014	629	133	0	25	192	138	61	133	1,311
% Change	18.2	35.7	n/a	150.0	82.9	56.8	64.9	-7.0	29.4
2013	532	98	0	10	105	88	37	143	1,013
% Change	1.1	44.1	-100.0	n/a	-11.8	83.3	105.6	186.0	21.2
2012	526	68	7	0	119	48	18	50	836
% Change	5.0	-9.3	n/a	n/a	45.1	-50.0	-70.0	-58.3	-10.5
2011	501	75	0	0	82	96	60	120	934
% Change	-10.2	50.0	-100.0	-100.0	0.0	**	140.0	-43.4	-2.4
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657
% Change	-47.5	**	n/a	-47.8	-69.3	-90.6	-28.6	-49.2	-70.9
2008	707	2	0	23	303	1,128	35	59	2,257
% Change	-32.2	n/a	n/a	-45.2	-9.0	-14.0	-22.2	96.7	-19.5
2007	1,043	0	0	42	333	1,312	45	30	2,805

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Black Mountain	5	4	2	0	0	0	1	1	8	5	60.0
Ellison/Joe Rich	0	1	0	0	0	0	1	0	1	1	0.0
Glenrosa	2	2	0	0	0	0	1	0	3	2	50.0
Glenmore	21	12	0	0	0	0	196	3	217	15	**
North Glenmore	3	0	0	0	21	14	3	87	27	101	-73.3
Kelowna Core Area	7	3	0	6	0	5	127	24	134	38	**
Lake Country	13	5	2	0	6	0	1	1	22	6	**
Lakeview Heights	8	6	0	0	0	0	1	0	9	6	50.0
Lower Mission	2	4	0	4	0	0	0	0	2	8	-75.0
Peachland	0	3	0	2	0	4	0	0	0	9	-100.0
Rutland	2	4	0	0	0	0	0	0	2	4	-50.0
Southeast Kelowna	5	1	0	0	0	0	0	0	5	1	**
Shannon Lake	3	0	4	0	0	0	0	0	7	0	n/a
Upper Mission	8	6	0	0	0	0	3	2	11	8	37.5
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	3	3	0	0	4	0	0	0	7	3	133.3
Westside	3	3	0	0	0	0	0	0	3	3	0.0
First Nations	6	7	2	2	0	0	0	0	8	9	-11.1
Kelowna CMA	91	64	10	14	31	23	334	118	466	219	112.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Black Mountain	14	16	4	2	5	0	2	2	25	20	25.0
Ellison/Joe Rich	1	3	6	0	0	0	1	0	8	3	166.7
Glenrosa	6	2	0	0	0	0	3	0	9	2	**
Glenmore	80	33	0	6	0	11	207	4	287	54	**
North Glenmore	7	4	0	0	35	18	537	338	579	360	60.8
Kelowna Core Area	37	15	2	12	12	21	335	106	386	154	150.6
Lake Country	62	43	4	8	12	4	18	7	96	62	54.8
Lakeview Heights	29	14	0	0	0	0	6	0	35	14	150.0
Lower Mission	5	6	0	14	9	0	0	0	14	20	-30.0
Peachland	6	9	0	2	0	4	0	0	6	15	-60.0
Rutland	6	9	2	8	0	8	1	0	9	25	-64.0
Southeast Kelowna	15	4	0	0	0	0	2	1	17	5	**
Shannon Lake	7	7	4	0	0	0	0	2	11	9	22.2
Upper Mission	53	30	6	0	0	0	14	3	73	33	121.2
Westbank	1	0	0	0	0	0	0	33	1	33	-97.0
West Kelowna	8	9	0	0	23	4	0	0	31	13	138.5
Westside	12	15	0	0	0	0	0	0	12	15	-20.0
First Nations	21	22	14	4	10	13	0	0	45	39	15.4
Kelowna CMA	370	241	42	56	106	83	1,126	496	1,644	876	87.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Black Mountain	0	0	0	0	0	0	1	1
Ellison/Joe Rich	0	0	0	0	0	0	1	0
Glenrosa	0	0	0	0	0	0	1	0
Glenmore	0	0	0	0	0	0	196	3
North Glenmore	21	14	0	0	0	87	3	0
Kelowna Core Area	0	5	0	0	0	24	127	0
Lake Country	6	0	0	0	0	0	1	1
Lakeview Heights	0	0	0	0	0	0	1	0
Lower Mission	0	0	0	0	0	0	0	0
Peachland	0	4	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	0	0
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	0	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	3	2
Westbank	0	0	0	0	0	0	0	0
West Kelowna	4	0	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	31	23	0	0	0	111	334	7

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	5	0	0	0	0	0	2	2
Ellison/Joe Rich	0	0	0	0	0	0	1	0
Glenrosa	0	0	0	0	0	0	3	0
Glenmore	0	11	0	0	0	0	207	4
North Glenmore	35	18	0	0	0	87	537	251
Kelowna Core Area	12	21	0	0	208	24	127	82
Lake Country	12	4	0	0	0	0	18	7
Lakeview Heights	0	0	0	0	0	0	6	0
Lower Mission	9	0	0	0	0	0	0	0
Peachland	0	4	0	0	0	0	0	0
Rutland	0	8	0	0	0	0	1	0
Southeast Kelowna	0	0	0	0	0	0	2	1
Shannon Lake	0	0	0	0	0	0	0	2
Upper Mission	0	0	0	0	0	0	14	3
Westbank	0	0	0	0	0	33	0	0
West Kelowna	23	4	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	10	13	0	0	0	0	0	0
Kelowna CMA	106	83	0	0	208	144	518	352

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Black Mountain	5	4	2	0	1	1	8	5
Ellison/Joe Rich	0	1	0	0	1	0	1	1
Glenrosa	2	2	0	0	1	0	3	2
Glenmore	20	12	0	0	197	3	217	15
North Glenmore	3	0	21	101	3	0	27	101
Kelowna Core Area	5	2	0	33	129	3	134	38
Lake Country	13	5	8	0	1	1	22	6
Lakeview Heights	6	4	1	1	2	1	9	6
Lower Mission	2	4	0	4	0	0	2	8
Peachland	0	5	0	4	0	0	0	9
Rutland	2	4	0	0	0	0	2	4
Southeast Kelowna	1	1	3	0	1	0	5	1
Shannon Lake	5	0	2	0	0	0	7	0
Upper Mission	8	6	0	0	3	2	11	8
Westbank	0	0	0	0	0	0	0	0
West Kelowna	3	3	4	0	0	0	7	3
Westside	3	3	0	0	0	0	3	3
First Nations	8	9	0	0	0	0	8	9
Kelowna CMA	86	65	41	143	339	11	466	219

Table 2.5: Starts by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	19	17	4	0	2	3	25	20
Ellison/Joe Rich	3	3	4	0	1	0	8	3
Glenrosa	6	2	0	0	3	0	9	2
Glenmore	78	32	0	17	209	5	287	54
North Glenmore	7	4	35	105	537	251	579	360
Kelowna Core Area	31	8	220	55	135	91	386	154
Lake Country	63	44	14	10	19	8	96	62
Lakeview Heights	27	12	1	1	7	1	35	14
Lower Mission	5	11	9	8	0	1	14	20
Peachland	6	11	0	4	0	0	6	15
Rutland	8	14	0	10	1	1	9	25
Southeast Kelowna	8	4	6	0	3	1	17	5
Shannon Lake	9	7	2	0	0	2	11	9
Upper Mission	52	29	7	1	14	3	73	33
Westbank	1	0	0	33	0	0	1	33
West Kelowna	8	9	23	4	0	0	31	13
Westside	11	15	1	0	0	0	12	15
First Nations	45	26	0	13	0	0	45	39
Kelowna CMA	387	248	326	261	931	367	1,644	876

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Black Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Ellison/Joe Rich	1	0	4	4	0	0	0	0	5	4	25.0
Glenrosa	1	0	0	0	0	0	0	0	1	0	n/a
Glenmore	7	3	0	0	0	0	2	0	9	3	200.0
North Glenmore	0	0	0	0	8	0	0	0	8	0	n/a
Kelowna Core Area	5	4	2	2	7	24	0	24	14	54	-74.1
Lake Country	11	11	0	6	0	0	1	2	12	19	-36.8
Lakeview Heights	5	2	0	0	0	0	1	0	6	2	200.0
Lower Mission	1	1	0	0	0	9	1	0	2	10	-80.0
Peachland	2	1	0	0	0	4	0	0	2	5	-60.0
Rutland	5	6	2	0	0	0	0	1	7	7	0.0
Southeast Kelowna	0	1	0	0	0	0	0	0	0	1	-100.0
Shannon Lake	3	4	0	0	0	0	2	0	5	4	25.0
Upper Mission	2	2	0	2	0	0	0	0	2	4	-50.0
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	0	2	0	0	4	0	0	1	4	3	33.3
Westside	0	1	0	0	0	0	0	1	0	2	-100.0
First Nations	5	6	0	8	0	0	0	0	5	14	-64.3
Kelowna CMA	49	44	8	22	19	37	7	29	83	132	-37.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Black Mountain	10	16	6	0	0	0	5	5	21	21	0.0
Ellison/Joe Rich	2	2	4	6	0	0	0	0	6	8	-25.0
Glenrosa	5	0	0	0	0	0	1	0	6	0	n/a
Glenmore	27	17	2	6	15	12	2	2	46	37	24.3
North Glenmore	2	3	0	0	14	0	1	69	17	72	-76.4
Kelowna Core Area	13	13	8	14	11	44	78	147	110	218	-49.5
Lake Country	36	50	4	10	3	4	7	7	50	71	-29.6
Lakeview Heights	11	9	0	0	0	0	1	1	12	10	20.0
Lower Mission	7	5	8	2	0	13	2	0	17	20	-15.0
Peachland	5	3	0	2	0	4	0	0	5	9	-44.4
Rutland	14	20	8	4	9	0	1	4	32	28	14.3
Southeast Kelowna	5	6	0	0	0	0	1	0	6	6	0.0
Shannon Lake	13	11	0	0	0	11	2	1	15	23	-34.8
Upper Mission	17	28	2	6	0	0	2	1	21	35	-40.0
Westbank	0	1	0	0	0	0	0	0	0	1	-100.0
West Kelowna	12	8	4	2	8	0	0	1	24	11	118.2
Westside	7	10	0	0	0	0	0	1	7	11	-36.4
First Nations	15	26	4	24	0	0	0	0	19	50	-62.0
Kelowna CMA	201	228	50	76	60	88	103	239	414	631	-34.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Black Mountain	0	0	0	0	0	0	0	0
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	0	0	0	0	0	2	0
North Glenmore	8	0	0	0	0	0	0	0
Kelowna Core Area	7	24	0	0	0	0	0	24
Lake Country	0	0	0	0	0	0	1	2
Lakeview Heights	0	0	0	0	0	0	1	0
Lower Mission	0	9	0	0	0	0	1	0
Peachland	0	4	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	0	1
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	0	0	0	0	0	2	0
Upper Mission	0	0	0	0	0	0	0	0
Westbank	0	0	0	0	0	0	0	0
West Kelowna	4	0	0	0	0	0	0	1
Westside	0	0	0	0	0	0	0	1
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	19	37	0	0	0	0	7	29

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	0	0	0	0	0	0	5	5
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	1	0
Glenmore	15	12	0	0	0	0	2	2
North Glenmore	14	0	0	0	0	66	1	3
Kelowna Core Area	11	24	0	20	0	72	78	75
Lake Country	3	4	0	0	0	0	7	7
Lakeview Heights	0	0	0	0	0	0	1	1
Lower Mission	0	13	0	0	0	0	2	0
Peachland	0	4	0	0	0	0	0	0
Rutland	0	0	9	0	0	0	1	4
Southeast Kelowna	0	0	0	0	0	0	1	0
Shannon Lake	0	11	0	0	0	0	2	1
Upper Mission	0	0	0	0	0	0	2	1
Westbank	0	0	0	0	0	0	0	0
West Kelowna	8	0	0	0	0	0	0	1
Westside	0	0	0	0	0	0	0	1
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	51	68	9	20	0	138	103	101

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Black Mountain	1	0	0	0	0	0	1	0
Ellison/Joe Rich	3	4	2	0	0	0	5	4
Glenrosa	1	0	0	0	0	0	1	0
Glenmore	6	3	1	0	2	0	9	3
North Glenmore	0	0	8	0	0	0	8	0
Kelowna Core Area	3	2	9	26	2	26	14	54
Lake Country	7	17	4	0	1	2	12	19
Lakeview Heights	4	2	1	0	1	0	6	2
Lower Mission	1	1	0	9	1	0	2	10
Peachland	2	1	0	4	0	0	2	5
Rutland	4	5	2	0	1	2	7	7
Southeast Kelowna	0	1	0	0	0	0	0	1
Shannon Lake	3	4	0	0	2	0	5	4
Upper Mission	2	4	0	0	0	0	2	4
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	2	4	0	0	1	4	3
Westside	0	1	0	0	0	1	0	2
First Nations	5	14	0	0	0	0	5	14
Kelowna CMA	42	61	31	39	10	32	83	132

Table 3.5: Completions by Submarket and by Intended Market January - May 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	16	15	0	0	5	6	21	21
Ellison/Joe Rich	4	8	2	0	0	0	6	8
Glenrosa	4	0	0	0	2	0	6	0
Glenmore	25	17	18	18	3	2	46	37
North Glenmore	2	3	14	66	1	3	17	72
Kelowna Core Area	5	11	19	106	86	101	110	218
Lake Country	34	59	7	4	9	8	50	71
Lakeview Heights	9	9	1	0	2	1	12	10
Lower Mission	10	4	4	15	3	1	17	20
Peachland	5	5	0	4	0	0	5	9
Rutland	11	23	9	0	12	5	32	28
Southeast Kelowna	4	6	1	0	1	0	6	6
Shannon Lake	13	11	0	11	2	1	15	23
Upper Mission	16	34	3	0	2	1	21	35
Westbank	0	1	0	0	0	0	0	1
West Kelowna	14	8	10	2	0	1	24	11
Westside	7	10	0	0	0	1	7	11
First Nations	19	50	0	0	0	0	19	50
Kelowna CMA	198	274	88	226	128	131	414	631

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
May 2017	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	835,400
May 2016	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2017	1	6.7	1	6.7	3	20.0	10	66.7	0	0.0	15	-	787,115
Year-to-date 2016	1	6.7	2	13.3	11	73.3	1	6.7	0	0.0	15	-	-
Ellison/Joe Rich													
May 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Glenrosa													
May 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Glenmore													
May 2017	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	-	-
May 2016	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	7	31.8	10	45.5	5	22.7	22	-	839,085
Year-to-date 2016	0	0.0	1	4.3	10	43.5	6	26.1	6	26.1	23	-	1,033,246
North Glenmore													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	-	-
Kelowna Core Area													
May 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
May 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	1	20.0	3	60.0	0	0.0	0	0.0	1	20.0	5	-	-
Lake Country													
May 2017	1	10.0	4	40.0	3	30.0	1	10.0	1	10.0	10	-	671,740
May 2016	1	10.0	7	70.0	2	20.0	0	0.0	0	0.0	10	-	558,710
Year-to-date 2017	4	11.8	12	35.3	12	35.3	3	8.8	3	8.8	34	-	890,863
Year-to-date 2016	4	7.7	30	57.7	11	21.2	3	5.8	4	7.7	52	580,000	641,066
Lakeview Heights													
May 2017	1	20.0	2	40.0	0	0.0	0	0.0	2	40.0	5	-	1,125,760
May 2016	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
Year-to-date 2017	1	10.0	2	20.0	0	0.0	2	20.0	5	50.0	10	-	1,125,760
Year-to-date 2016	0	0.0	0	0.0	1	14.3	4	57.1	2	28.6	7	-	-
Lower Mission													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	1,856,250
Year-to-date 2016	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
May 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
May 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	25.0	0	0.0	3	75.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	-	-
Rutland													
May 2017	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	-	-
May 2016	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	6	54.5	4	36.4	0	0.0	1	9.1	0	0.0	11	-	-
Year-to-date 2016	8	53.3	5	33.3	0	0.0	1	6.7	1	6.7	15	-	-
Southeast Kelowna													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
Year-to-date 2016	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
Shannon Lake													
May 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
May 2016	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	2	16.7	2	16.7	7	58.3	1	8.3	0	0.0	12	-	-
Year-to-date 2016	3	33.3	3	33.3	3	33.3	0	0.0	0	0.0	9	-	-
Upper Mission													
May 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	1,279,503
May 2016	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
Year-to-date 2017	0	0.0	2	8.3	8	33.3	5	20.8	9	37.5	24	-	1,034,196
Year-to-date 2016	0	0.0	5	20.8	9	37.5	9	37.5	1	4.2	24	-	730,969
Westbank													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
West Kelowna													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	2	16.7	2	16.7	8	66.7	0	0.0	0	0.0	12	-	633,000
Year-to-date 2016	2	15.4	2	15.4	6	46.2	0	0.0	3	23.1	13	-	737,860
Westside													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	-	-
Year-to-date 2016	10	90.9	0	0.0	1	9.1	0	0.0	0	0.0	11	-	354,066
First Nations													
May 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
May 2016	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	-	320,000
Year-to-date 2017	10	90.9	1	9.1	0	0.0	0	0.0	0	0.0	11	-	371,580
Year-to-date 2016	23	95.8	1	4.2	0	0.0	0	0.0	0	0.0	24	-	331,150

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2017						
Submarket	May 2017	May 2016	% Change	YTD 2017	YTD 2016	% Change
Black Mountain	835,400	-	n/a	787,115	-	n/a
Ellison/Joe Rich	-	-	n/a	-	-	n/a
Glenrosa	-	-	n/a	-	-	n/a
Glenmore	-	-	n/a	839,085	1,033,246	-18.8
North Glenmore	-	-	n/a	-	-	n/a
Kelowna Core Area	-	-	n/a	-	-	n/a
Lake Country	671,740	558,710	20.2	890,863	641,066	39.0
Lakeview Heights	1,125,760	-	n/a	1,125,760	-	n/a
Lower Mission	-	-	n/a	1,856,250	-	n/a
Peachland	-	-	n/a	-	-	n/a
Rutland	-	-	n/a	-	-	n/a
Southeast Kelowna	-	-	n/a	-	-	n/a
Shannon Lake	-	-	n/a	-	-	n/a
Upper Mission	1,279,503	-	n/a	1,034,196	730,969	41.5
Westbank	-	-	n/a	-	-	n/a
West Kelowna	-	-	n/a	633,000	737,860	-14.2
Westside	-	-	n/a	-	354,066	n/a
First Nations	-	320,000	n/a	371,580	331,150	12.2
Kelowna CMA	817,320	618,860	32.1	837,691	669,752	25.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kelowna

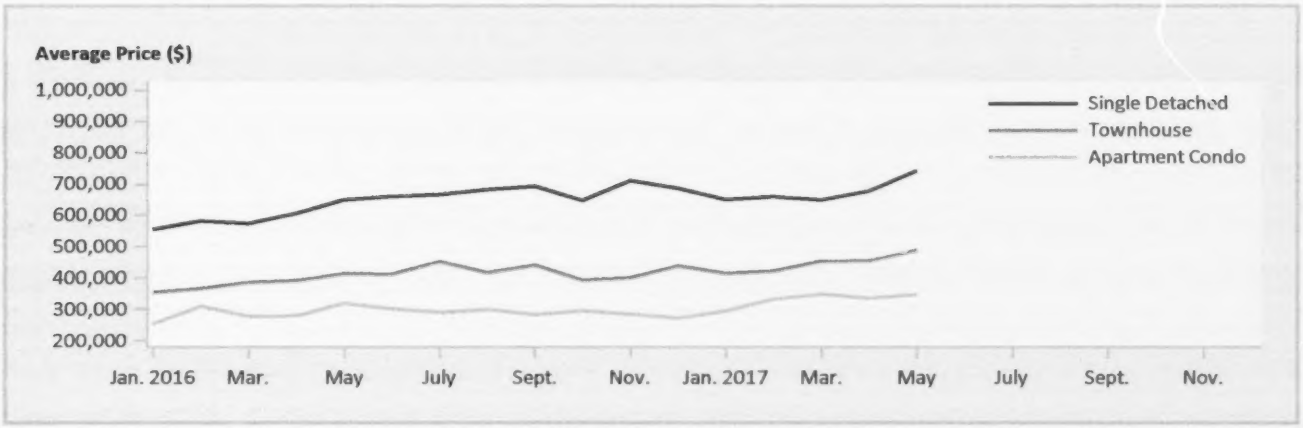


Figure 5.2: MLS® Residential Sales for Kelowna

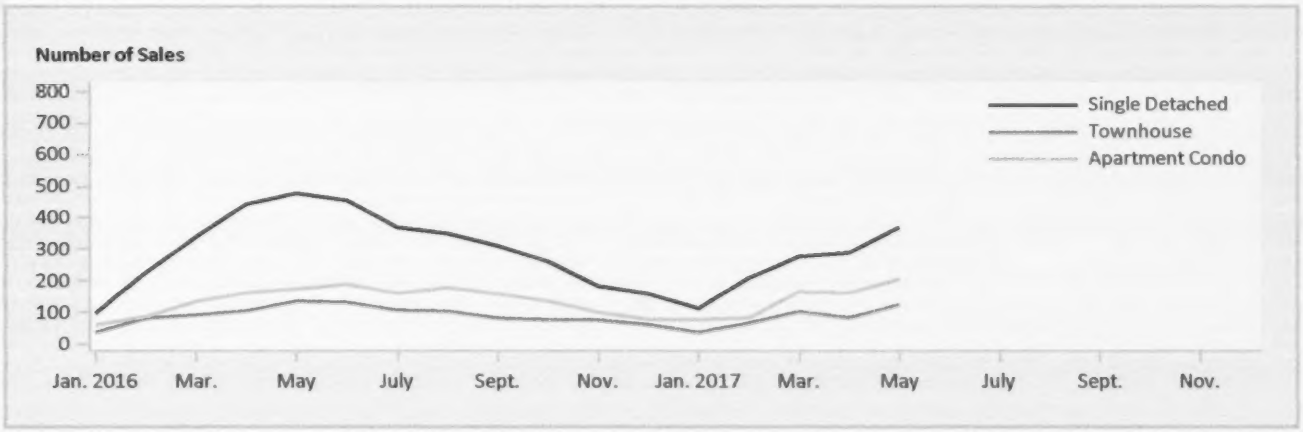
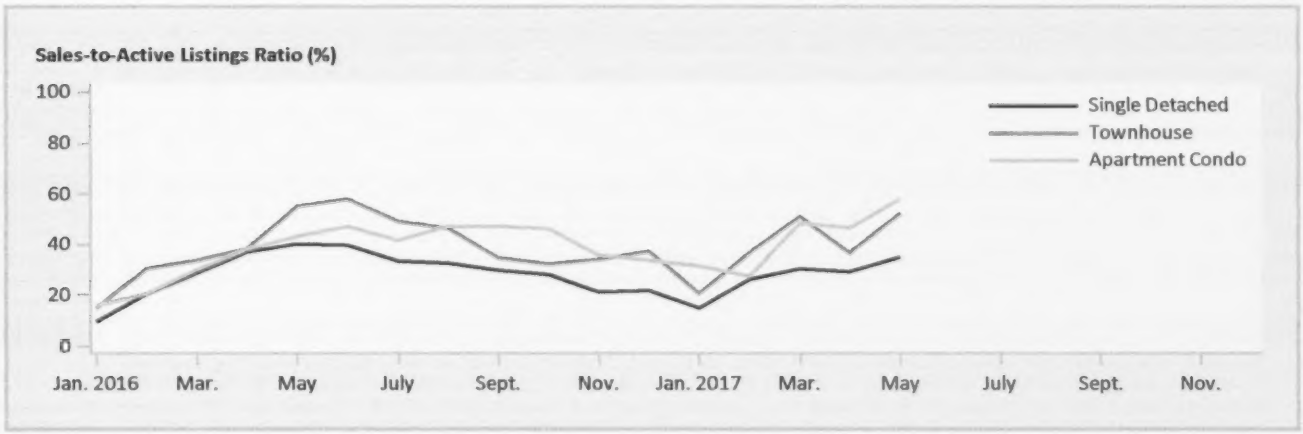


Figure 5.3: MLS® Residential Sales- to- Active Listings Ratio for Kelowna



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Okanagan Mainline Real Estate Board (OMREB)
Note: Based on boundaries of the OMREB - Central Okanagan.

Table 6: Economic Indicators
May 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	96.3	120.7	90.7	7.7	64.0	919
	February	561	3.14	4.64	97.1	120.8	89.6	8.1	63.3	920
	March	561	3.14	4.64	97.4	121.8	90.0	8.1	63.5	918
	April	561	3.14	4.64	97.7	121.8	90.5	7.9	63.6	914
	May	561	3.14	4.64	98.8	122.7	90.1	8.2	63.3	915
	June	561	3.14	4.64	99.2	123.1	90.3	7.6	63.0	920
	July	567	3.14	4.74	99.7	123.3	89.2	7.4	62.0	921
	August	567	3.14	4.74	99.7	123.4	89.4	7.4	61.9	923
	September	561	3.14	4.64	100.0	123.2	89.4	7.5	61.8	924
	October	561	3.14	4.64	100.3	123.1	90.7	8.1	63.0	927
	November	561	3.14	4.64	100.0	122.7	92.4	8.7	64.5	925
	December	561	3.14	4.64	100.0	122.7	93.9	8.7	65.4	921
2017	January	561	3.14	4.64	99.9	123.5	95.3	8.3	66.1	921
	February	561	3.14	4.64	100.0	123.6	94.9	7.4	65.1	925
	March	561	3.14	4.64	100.5	124.2	96.2	6.4	65.1	927
	April	561	3.14	4.64	101.5	124.4	97.4	4.8	64.7	925
	May	561	3.14	4.64		125.0	99.8	4.0	65.7	919
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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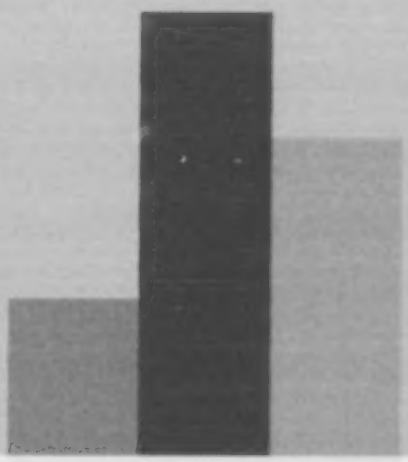

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